

Ravalli County Planning Board
Meeting Minutes for December 19, 2006
3:00 p.m.
Commissioners Meeting Room, 215 S. 4th Street, Hamilton, Montana

Public Meeting

Discussion with Matt McKinney from PPRI re: Countywide Zoning

*This is a summary of the meeting, not a verbatim transcript. A CD of the meeting
may be purchased from the Planning Department for \$5.00.*

1. Call to order

Chip called the meeting to order at 3:15 p.m.

2. Roll Call (See Attachment A, Roll Call Sheet)

(A) Members

Mary Lee Bailey (present)
Dale Brown (absent – excused)
John Carbin (present)
Phil Connelly (absent – excused)
Jim Dawson (present)
Ben Hillicoss (present)
Dan Huls (absent – excused)
JR Iman (absent – excused)
Lee Kierig (present)
Chip Pigman (present)
Jan Wisniewski (present)

Park Board Representative: Bob Cron (absent – excused)

(B) Staff

Jennifer De Groot
Karen Hughes
Shaun Morrell

3. Approval of Minutes

Chip asked if there were any corrections or additions to the minutes from December 5, 2007.
There were none. The minutes were approved.

4. Amendments to the Agenda

There were none.

5. Correspondence

There was none.

6. Public Meeting

(A) Discussion with Matt McKinney of PPRI regarding Countywide Zoning

Matt McKinney explained that he was at the meeting to discuss concerns or comments of the Board on the workplan and associated documents. He wanted to make sure everyone was on the same page. He explained the decision map (See Attachment B, Ravalli County Zoning Process: Participation and Decision-making). He said that the goal of the project is to have everyone work through the CPCs, but realistically, not every municipality, interest group or public agency will do so. When those groups do not use the CPCs, PPRI will help manage the public process by meeting with those entities separately. He stated that the decision map provides lots of opportunity for input and advice on the zoning map and regulations. He said he would be requesting a contact person from each group so he can spread information quickly and efficiently to all the players.

Chip noted that he had not seen anyone from the City of Hamilton at the Hamilton CPC meetings.

Matt said that he can encourage that interaction, but some groups do not want to work through the CPCs. Whether they do or do not, they need to be kept informed and encouraged to offer input.

Karen said that she has been attempting to contact municipalities and has scheduled meetings with Darby and Stevensville in January.

George Corn suggested that the County Commissioners send a letter to the municipalities to encourage them to work with this process.

Lee said he talked with the Mayor of Hamilton and wanted to know the status of residents within city limits because they cannot vote on land use issues.

Karen said that through this process, city zoning should be acknowledged so that there are not incompatible uses on the borders.

Ben suggested including the Land Use Subcommittee and Plum Creek on the draft decision map.

Karen suggested placing sewer, water, and fire districts under the category for "Public Resource Agencies," and removing the word "Resource" from the description.

Mary Lee agreed with Karen. She said that Victor is unincorporated, but fire and sewer are big issues there.

Karen also explained that the Corvallis Rural Fire District can only service buildings of a certain height and that schools can affect land use patterns.

Lee suggested adding law enforcement, possibly the Sheriff's Department to the list of public agencies.

The Board agreed that the draft decision map, with amendments, was a fair and accurate representation of the process.

Matt explained the evaluation framework document. (See Attachment C, Ravalli County Draft Zoning Regulations: A Framework for Evaluation) He said that it was designed to be comprehensive and get the big picture, not to encourage wordsmithing of the existing regulations; it also provides a consistent framework for everyone. He noted that the document is still a draft and is open for comments. He also noted that there would be a deadline for comments on this first draft of February 29, 2008.

Chip asked if the evaluation would be on the Land Use Subcommittee's draft regulations and matrix.

Shaun replied that it would.

Ben asked who would be receiving the evaluation questions.

Matt said that everyone on the decision map would receive it and be invited to comment.

Dave Schultz said that in the current draft zoning regulations, "zoning district" is mentioned many times, but noted the need to look at that phrase in relation to how the zoning will be protested.

Karen explained that the current draft zoning regulations will be used for now. The "zoning district" phrase may be changed in the next draft.

Ben suggested adding the Open Lands Board, Board of Health, and Streamside Setback Committee to the decision map.

Matt said that he will take comments on the evaluation document for the next couple of weeks, but wants to make it available to the public by the first part of January. He then outlined Clarion/PPRI's workplan, noting that the dates are tentative. He discussed the tentative plan for the January 26 workshop.

Mary Lee expressed concerns about jumping into the public process before having a roundtable discussion for feedback. She did not think enough people were up-to-speed. She recommended having another roundtable meeting prior to the workshops so that there is a core group to move the process along.

Shaun said that the next meeting would depend on the meeting scheduled for this evening. He had thought about having them the third Wednesday of each month. At the very least, the CPCs will submit their core members by January 16, which is prior to the workshop.

Lee had concerns with the line that says "how best to balance zoning restrictions with private property rights." He asked if that would be part of the workshop.

Matt replied that Clarion would be working on a memo about other zoning tools that the County could use, but that it would be a parallel process to the creation of the zoning regulations and map.

Karen said that the point of the memo is not to distract from the project, but the County knows that private property rights is one of the key issues at hand. Although the County does not have money right now to build these tools into the project, it could collect good

ideas for the future. She explained that it would not be part of the January workshop, although there will be a follow-up discussion on it later.

Lee requested a definition of private property rights.

Karen replied that the County could request that Michelle Bryan Mudd come back and talk about those issues. She explained that although there are clear guidelines on private property rights, if there is a perception problem, it could trigger a zoning protest problem.

Chip replied that a 9 a.m. to 3 p.m. workshop on January 26 would be fine.

John noted that the diagnosis on the zoning regulations from Clarion will not be presented until January 11.

Karen stated that comments on the regulations can be done prior to or after Clarion's diagnosis. **Matt** pointed out that the last question of the evaluation framework asks for comments on Clarion's diagnosis. He went on to explain that the values-based mapping process would ask each community to discuss what is most important to them, not to get locked into specific zoning districts.

Mary Lee expressed that she thought the County jumped the gun on that process and that people could get contentious if they drew the map.

Karen explained that folks can provide more information if they want (i.e., drawing zoning map lines), but the County does not need lines; this provides for flexibility.

Ben asked what would happen if 600 people showed up to the April workshop when the first zoning map is revealed.

Lee said that there should be feedback from the CPCs prior to the first unveiling of the zoning map. Those 600 people should be participating prior to that workshop.

Matt said that Clarion will have a month after the values mapping is completed to transform the maps into zoning maps. He felt strongly that some form of those maps should get back to the CPCs prior to the April workshop.

Lee suggested publishing a copy in the newspaper prior to November 1.

Karen said that the maps will be posted at hubs, on the web, etc. She noted it is hard to put maps on newsprint.

Chip said he thought the biggest challenge for this project would be to get municipalities to buy into their growth areas and get them on the same page.

7. Communications from Staff

Jen reminded Board members to turn in their mileage reimbursement sheets.

8. Communications from Public

There was none.

9. **Communications from The Board**

There was none.

10. **New Business**

There was none.

11. **Old Business**

There was none.

12. **Next Regularly Scheduled Meeting: January 2, 2008 at 7:00 p.m. - TBA**

13. **Adjournment**

Chip adjourned the meeting at 4:03 p.m.